



CITY OF BEAVERTON
Community and Economic Development
Department
Planning Division
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420
Fax: (503) 526-3720

PUBLIC HEARING NOTICE

Hearing Date: July 24, 2013

Hearing Body: Planning Commission

Project Name:	Pebblestone Single Family Detached Subdivision
Case File No.:	ADJ2013-0001 / LD2013-0005 / SDM2013-0003 / TP2013-0003
Summary of Application:	The applicant requests approval of a Preliminary Subdivision application for the creation of 14 lots in the R2 zoning district. The subdivision is intended for small lot single-family detached units. The subject site is currently vacant, and is located west of NW 158th Avenue on the north side of NW Blueridge Drive. All lots will be accessed from a private street extending from NW Blueridge Drive. The applicant requests approval of a Major Adjustment application (AD2013-0003) to allow reduced side yard setbacks. The proposal includes three-foot side yard setbacks, rather than the minimum side yard setback of five-feet for the R2 zone. The proposal includes removal of 29 Community Trees on site, which is subject to Tree Plan Two (TP2013-0003) approval. The applicant also requests approval of a Sidewalk Design Modification (SD2013-0003) application to construct curb-tight sidewalks within the development.
Project Location:	West of NW 158 th Avenue, on the north side of NW Blueridge Drive; Tax Lot 13600 on Washington County Tax Assessor's Map 1N1-32CB
Zoning & NAC:	R2 / Five Oaks/Triple Creek NAC
Applicable Development Code Criteria:	Development Code Sections 40.03 <i>Facilities Review</i> , 40.10.15.2.C <i>Major Adjustment</i> , 40.45.15.5.C <i>Preliminary Subdivision</i> , 40.58.15.C <i>Sidewalk Design Modification</i> , and 40.90.15.2.C <i>Tree Plan Two</i>
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive beginning at 6:30 p.m.
Staff Contact:	Cassera Phipps 503.526.2247 / cphipps@beavertonoregon.gov

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, July 12, 2013**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: Wednesday, July 3, 2013

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.